

Comprehensive Plan Subcommittee  
Wednesday, February 15, 2006

Attendees:

Ginny Kelleher  
Carolyn Stevenson  
Jack Hart

Town Staff-  
Al Salzman

Graystone Development-  
Sheldon Phelps  
Dan Schiffhauer  
Ann Thorvik  
Jim Shinaver

Sheldon Phelps addressed the issue of fire protection in the L lots, stating that representatives of the Westfield Fire Department met with Westfield Community Development department and determined that a “one hour” fire-rated wall would be required if structures were located within ten feet of a lot line.

He stated that all buffer yards would be forty feet. He also stated that the proposed PUD had been modified to provide for K-1 or K-2 lots at all property lines, or a 100-foot separation would be provided between the property line and any structure.

He further indicated that a conceptual plan had replaced the detailed plan in the proposed PUD.

Dr. Kelleher provided a list of concerns:

- Not enough amenity/open space to offset density.
- 30% open space preferred, showing +/- 25%.
- Abutting lots not adequate transition
- Decrease in lot size balanced by increase in open space – proportional
- Concerned with possibility of no alley-loaded units
- Concerned they don't have a builder

The meeting was opened for public comment, and Robert Moran stated that providing K-1 lots at the property lines was a better buffer. Bret Sexton stated that he resided in a vinyl-sided home, and was not concerned with the proposed building materials. He asked if the proposed plan provided what the Town desired. Mary Beth Snead stated that she disliked the lot sizes on Moontown Road and was concerned with the drainage issues. Janet Scott stated she was concerned with the treatment of Moontown.

Staff requested the committee members provide a list of concerns, which would be forwarded to the petitioner and presented to the full APC as a report. Staff suggested the requested comments replace a formal vote.

Discussion of the Andover North petition ended at approximately 8:15 PM. The remainder of the evening was devoted to discussion of administrative issues pertaining to the Comp Plan subcommittee's function, pending workload, meeting schedule, and procedures.